

2,869 SQ FT (266.53 SQ M)

WELL-PRESENTED, RURAL OFFICES TO LET

GENEROUS ON-SITE CAR PARKING | FAST ROAD LINKS TO THE A23



RETAIL, MEDICAL AND LEISURE USES WELCOME
UNIT 1 THE COURTYARD, HOLMSTED FARM
CUCKFIELD (B2114)
WEST SUSSEX
RH17 5JF

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Holmsted Farm is situated on Holmsted Hill (B2114) between the villages of Cuckfield and Staplefield. The town of Haywards Heath with its professional services and shopping amenities is located approximately 4 miles to the southeast. The A23 with its fast road links the M23 and A27 is located approximately 1 mile to the immediate south via the B2115.

Major Road Connections	Distances in miles
A23	1 mile to the southeast
M25 via B2114	4.6 miles to the north
A27 via A23	13 miles to the south

DESCRIPTION

Well-presented rural offices with excellent on-site parking. The subject premises form part of a courtyard development, comprising offices and storage units within a peaceful rural setting. We understand superfast broadband with download speeds up to 90Mbps is available via the Landlord at £100 per calendar month.

ACCOMMODATION (Net Internal Areas)

Ground Floor

Room 1	1,205 sq ft
Room 2	303 sq ft
Room 3	745 sq ft
Kitchen	90 sq ft

Mezzanine Floor

Room 1	247 sq ft
Room 2	279 sq ft
Total Area	2,869 sq ft

SITE & PROPERTY FEATURES

- Excellent on-site parking
- Site CCTV
- Comfort cooling (cold/hot)
- Male / female toilets
- Fitted kitchen
- Cat 5 cabled
- LED II lighting
- Velux windows

RENT

£37,500 + VAT per annum exclusive, payable quarterly in-advance by bank standing order.

TERMS

The offices are available for rent upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

SERVICE CHARGE

There is a quarterly service charge of £642.25 + VAT payable to the Landlord for the building's upkeep and maintenance of common areas. The charge principally covers external maintenance, gardening, maintenance of car parking area and management services.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating for this unit falls within Band B (48). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The Rateable Value advertised by GOV.UK is £35,500 (Under postcode RH17 5JT). The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £17,714.50. Interested parties are advised to contact Mid Sussex District Council Tax and Benefits Department on 01444 477 564 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

PLANNING

The property falls within Class E (j) Offices of the Town and Country Planning (Use Classes) Order 1987 (as amended). Under permitted changes within Class E, the premises may be used for medical related, and leisure uses. We would strongly advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted changes. Alternatively, this information can be accessed on-line through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

VIEWING ARRANGEMENTS

By appointment with sole letting agents Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

CONTACT

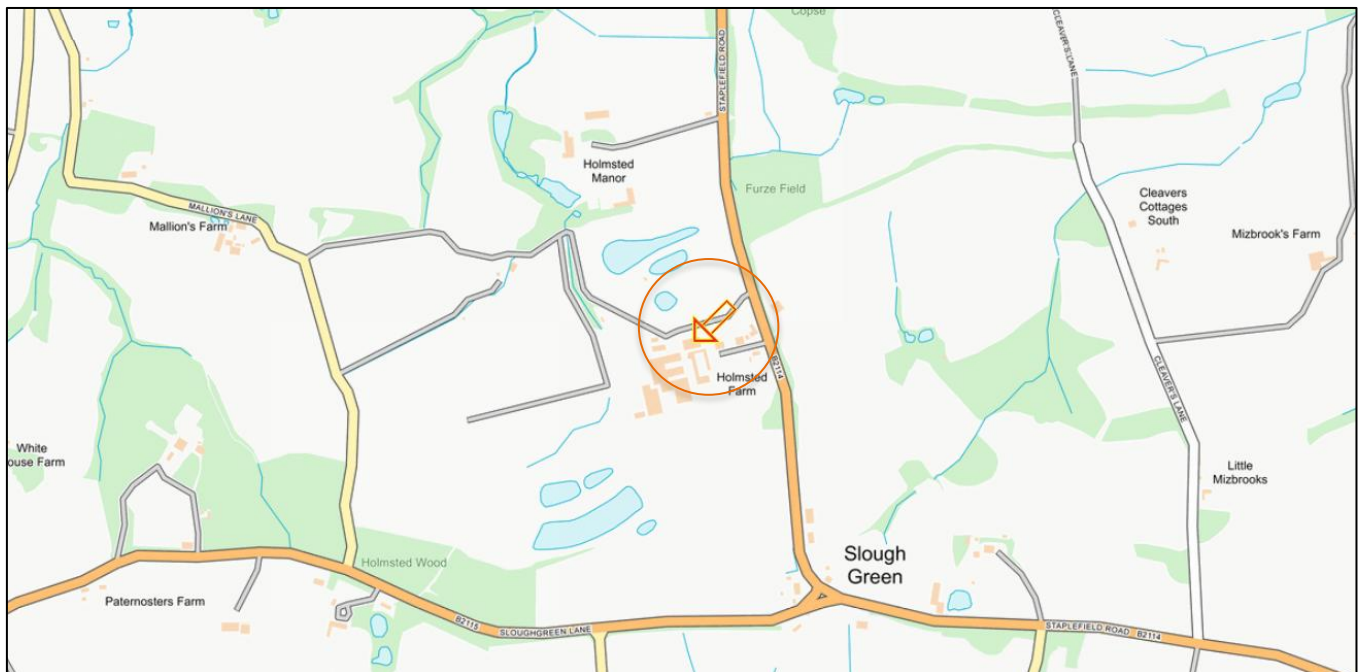
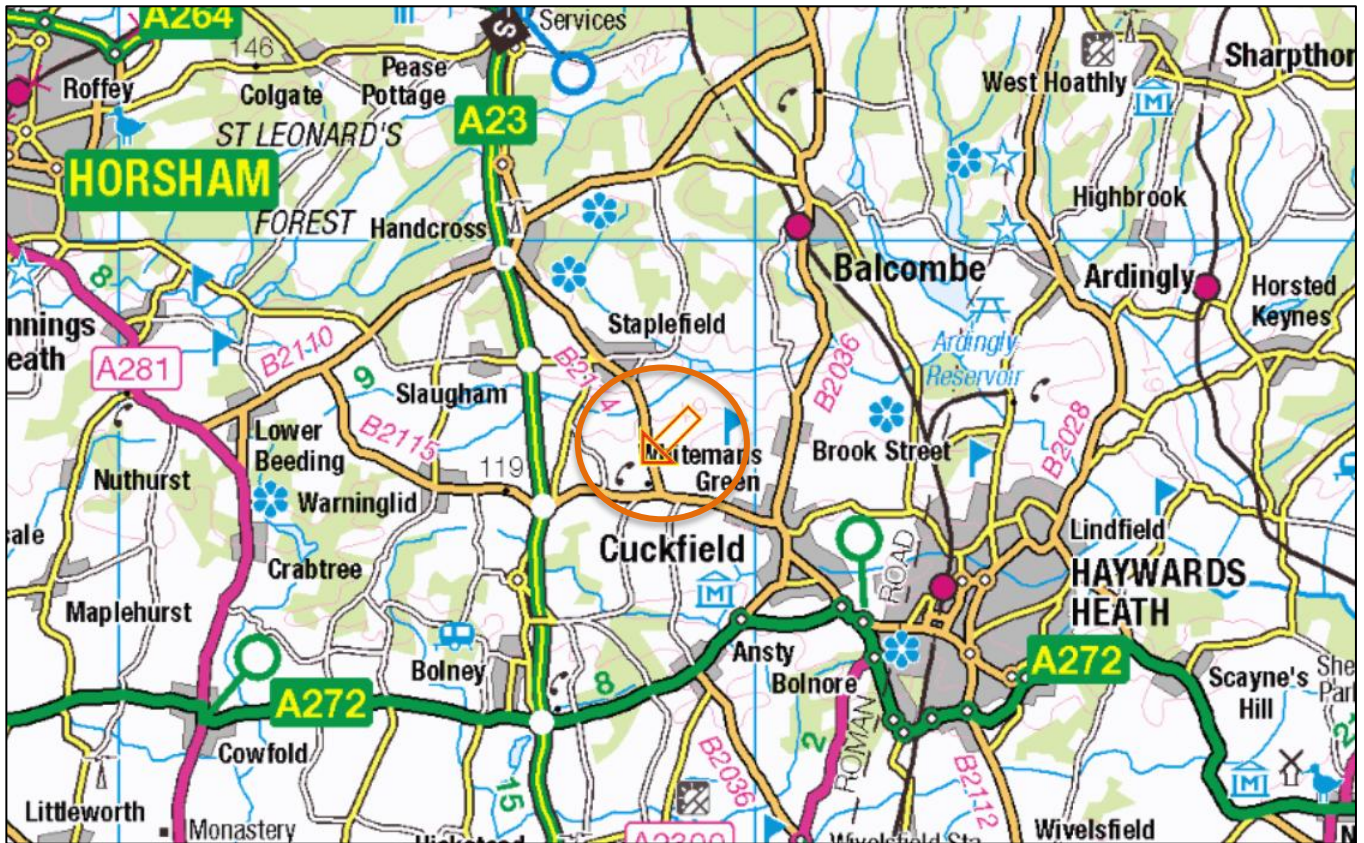
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LOCATION MAPS - NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans, and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.